

Government of the District of Columbia
Office of the Deputy Mayor for Planning and Economic Development (DMPED)
Home Again Initiative

**Ivy City Special Demonstration Project
Request for Proposals Summary Sheet**

1. Background, Values, and Objectives of the RFP

Developers are instructed consider the following values in their responses:

- High quality design that meets or exceeds the community design guidelines.
- Creating affordable homeownership opportunities while encouraging a mix of incomes both within structures and within the development.
- Long-term (25 to 40 years) or permanent affordability (99 years or more) is most desired.
- Providing family style units (2 or more bedrooms) is preferred over one-bedroom or efficiency units. Families should be able to grow in place while they are living in their housing unit.
- Developers are encouraged to be creative in meeting the objectives of this RFP and the overall community revitalization efforts.
- The selected developer(s) should consider themselves the third member of a long-term partnership with the community and Home Again.

2. General Information

- There are two bundles in the RFP:
 - Bundle 23 = 21 properties
 - Bundle 24 = 16 properties
- There is no minimum bid price for the properties. Developers can propose to purchase the properties for as much, or as little as they wish.
- Gap financing in the amount of \$3 million is available to developers through the Department of Housing and Community Development, subject to the availability of funds and required approvals. Developers are not required to use public subsidy; however, any proposal requiring gap financing must meet all requirements and underwriting criteria established by the Department of Housing and Community Development.

3. Section Requirements and Scoring

HAI will use the following evaluation criteria and points which are mandated by the Home Again Disposition Legislation.

Criteria	Points
Feasibility	55 points
Affordability	Up to 20 points
Offer Price & Subsidy Minimization	10 points
LSDBE Participation	15 points

Feasibility:

The feasibility section has seven required elements design to gauge the feasibility of the proposed development and its adherence to specific requirements outlined in the RFP: Project Description; Community Design

Government of the District of Columbia
Office of the Deputy Mayor for Planning and Economic Development (DMPED)
Home Again Initiative

Guidelines & Zoning; Homeownership Models; Development Schedule; Financing; Marketing & Community Relations; Developer Capacity. The community design guidelines & zoning, and the marketing & community relations sections will count heavily towards the feasibility score.

Affordability:

For the purposes of this RFP, Home Again will use the following Washington Metro Area Income Guidelines:

AMI Standard	30%	50%	60%	80%	100%
4 Person household	\$26,879	\$44,660	\$53,580	\$71,440	\$89,300

Two affordability requirements are being offered with this RFP:

Requirement A	
<i>% of Total Units</i>	<i>Affordability Level (as % of AMI)</i>
40%	30% of AMI and Below
40%	31-50% of AMI
Bonus Points Available	
Up to 20 points	Awarded for the development of units with longer-term affordability (defined as 25 to 40 years) or permanent affordability (defined as 99 years or longer). In general, the longest affordability period for the greatest number of units will score highest.
Gap Financing Available	
Up to \$3 million in gap financing. See section 4B5 for additional information & requirements.	

Requirement B	
<i>% of Total Units</i>	<i>Affordability Level (as % of AMI)</i>
20%	30% of AMI and Below
30%	31-60% of AMI
Bonus Points Available	
Up to 20 points	Required to provide an additional 25% of the total units at <i>less than</i> 80% of the AMI. In general, the proposal that offers the deepest level of affordability (as % of AMI) will receive the most points. For example, a proposal that offers an additional 25% of the total units at 30% of AMI will score higher than a proposal that offers units at 79% of AMI.
Gap Financing Available	
Up to \$1,250,000 in gap financing is only available if producing additional affordable units beyond the minimum requirement. The gap financing can be applied to the production of any affordable unit (less than 80% of AMI).	

The base sales price for all affordable units sold to eligible buyers must fall within the sales price ranges outlined in the table below:

Government of the District of Columbia
Office of the Deputy Mayor for Planning and Economic Development (DMPED)
Home Again Initiative

Sales price ranges:

Income (expressed as % of AMI)	Sales Price Range for Affordable Units
30%	\$99,000 - \$120,000
50%	\$165,000 - \$185,000
60%	\$195,000 - \$215,000
80%	\$259,000 - \$280,000

**The high end of the sales price range assumes that potential buyers have obtained assistance through the District's Home Purchase Assistance Program, DC Employee Home Purchase Assistance Program, DC Metropolitan Police Housing Assistance Program, American Dream Downpayment Initiative, or other assistance program. Information about these programs can be found on the Dept. of Housing and Community Development website: www.dhcd.dc.gov*

Offer Price & Subsidy Minimization:

- There is no minimum offer price. Developers must propose the offer price for each property.
- Proposals that offer the most while reducing the need for gap financing from public sources will score the highest. This ensures that subsidy is spent on the production of affordable units.

LSDBE Participation

- Points will be awarded based on evidence of LSDBE (Local, Small, and Disadvantaged Business Enterprises) participation in the development team, particularly in contracting and subcontracting opportunities.

4. Schedule

- Proposals are due to the District by noon on April 7, 2006
- Schedule:

Action	Bundle Award Timeline
Q & A Session, and Tour of Ivy City Properties	February 6, 2006 @ 9:00 -12:30 am (Home Again Office)
Proposal Submission Date	April 7, 2006 @ 12:00pm
Public Forum (Selected finalists only)	12-24 days from RFP submission date (Finalist will be notified of the final date)
Conditional Award of Bundles	60 days from RFP submission date (120 days after RFP issuance)
Execute Disposition Agreement	30 days from Conditional Award (150 days after RFP issuance)

- The community will be invited to a public forum with the top developers who will present their proposals and designs. According to procurement rules, only District staff may physically ask the questions. Community members can write down any questions on note cards and they will be read aloud by staff.

8th Disposition Property Map

